

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS C-5a and C-5b
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24**

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, St. Joseph's Roman Catholic Church has expressed a desire to purchase said parcels C-5a and C-5b for the purpose of constructing relocation housing; and

WHEREAS, Parcel C-5a has been appraised at \$11,000, \$24,200 and \$11,000 by three independent reuse appraisers, it being their opinion that said prices are not less than the fair value of said parcel for uses in accordance with the objectives and controls of the Urban Renewal Plan for the project area; and

WHEREAS, Parcel C-5b has been appraised at \$3200 and \$3130 by two independent reuse appraisers, it being their opinion that said prices are not less than the fair value of said parcel for uses in accordance with the objectives and controls of the Urban Renewal Plan for the project area;

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That St. Joseph's Roman Catholic Church be and hereby is conditionally designated as Redeveloper of Disposition Parcels C-5a and C-5b, subject to submission within 60 days of the following documents satisfactory to the Authority:

- a. Preliminary site plan, indicating the number and composition of the units which can be developed on this site;
 - b. Proposed rental schedule;
 - c. Proposed construction schedule;
 - d. Penalty bond in the total penal sum of \$100,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule.
 - e. Concurrence in the proposed disposal transaction by the HHFA.
 - f. Publication of all public disclosure and issuance of all approvals required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.
 3. That it is hereby determined that St. Joseph's Church possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.
 4. That a proposed price of \$11,000 is hereby determined to be not less than the fair value of Parcel C-5a for uses in accordance with the Urban Renewal Plan for the project area.
 5. That a proposed price of \$3130 is hereby determined to be not less than the fair value of Parcel C-5b for uses in accordance with the Urban Renewal Plan for the project area.
 6. That the Development Administrator is hereby authorized to execute a Land Disposition Agreement substantially in accordance with those previously utilized to dispose of land for relocation housing, with St. Joseph's Roman Catholic Church or a new non-profit corporation to be formed by parishioners of said Church.
 7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

July 22, 1965

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Tentative Selection of Developer
Disposition Sites C-5a and C-5b
Washington Park Urban Renewal Area

In response to the advertisement of the availability of the five remaining moderate income housing sites in the Washington Park Urban Renewal Area, the attached correspondence was received from Right Reverend Russell J. Collins, Pastor of St. Joseph's Church on Regent Street, expressing a desire to purchase the above-captioned sites and sponsor relocation housing. The Church complex, which includes two schools, Convent and Rectory, is situated along Circuit Street adjoining both Sites C-5a and C-5b. If selected, Monsignor Collins indicates that the Church will form a non-profit corporation which would purchase the land in the same manner as St. Mark Congregational Church formed Marksdale Gardens Inc.

Site C-5a consists of approximately 179,800 square feet, and Site C-5b comprises 95,000 square feet. At the time Site C-5a was appraised, an engineering survey had not been completed, and it was then thought to consist of approximately 220,000 square feet. Mr. Daniel Weisberg indicated the site had a value of approximately \$.05 per square foot for a total of \$11,000. Larry Smith and Company appraised the site at \$.11 per square foot for a total of \$24,200. The third appraiser, Peter A. Laudati, Jr., estimated its value at \$.05 per square foot or \$11,000. Both appraisers were of the opinion that Site C-5b was worth approximately \$.05 a foot. Mr. Weisberg appraised it at \$3200 and Larry Smith and Company set its value at \$3130. In view of the generally difficult topography of both sites, and the adverse influence of the nearby Elevated, it is recommended that the Authority adopt the prices of \$11,000 and \$3200 as being not less than the fair disposition value of Sites C-5a and C-5b respectively.

I recommend that the Authority tentatively designate St. Joseph's Church as developer of Disposition Sites C-5a and C-5b, with the understanding that a non-profit corporation composed of members of the Parish will subsequently be formed.

NINETY
The attached Resolution conditions the designation
upon the submission within ~~sixty~~ days of ~~initial~~ plans, a ^{STET}
proposed rental schedule, a proposed construction schedule,
and a bond, all satisfactory to the Authority.

Attachment